

**FORECLOSURE: 3-BEDROOM, 2-BATH HOME  
ON 0.26 ACRES IN WILLIAMSTOWN, VT**

 **AUCTION**

**TUESDAY, JUNE 16, 2026 @ 2PM**

Registration & Inspection from 1:00PM

**183 Railroad Street, Williamstown, VT 05679**

***OPEN HOUSE: TBD***



This foreclosure property features a double-wide mobile home built in 1999 offering 1,120± square feet of living space on 0.26± acres in Williamstown. The home offers an open layout with flexible living space and a manageable lot size. Conveniently located with access to nearby amenities and regional routes, this property may appeal to investors, renovators, or buyers looking for an affordable homeownership opportunity.

Home is located only 6 miles to Barre, VT, 13.46 miles to Montpelier, VT, 9.5 miles to Northfield, VT, and 48.6 miles to Burlington, VT. (*Home is occupied, please respect tenants currently living in the home.*)

The information contained herein is taken from sources deemed to be correct. The auctioneer makes no claim or warranties as to its accuracy. This is not an offering or solicitation in any state where prohibited by law. Announcements date of sale take precedence over previous information.

**THOMAS HIRCHAK COMPANY • 1878 CADYS FALLS ROAD • MORRISVILLE, VT 05661**  
800-634-7653 • 802-888-4662 • THCAuction.com • Info@THCAuction.com



## **AUCTIONEER'S DISCLAIMER**

The following information is provided to you as a matter of convenience only, and no representations or warranties, expressed or implied, are made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previous printed material or any other oral statements made.

## STATISTICS

Year Built .....	1999
Siding .....	Vinyl
Roof .....	Asphalt Shingles
Basement .....	None
Foundation .....	Cement Slab
Heat .....	Hot Air
Water .....	Public
Sewer .....	Public
<i>Water &amp; Sewer Past Due .....</i>	<i>\$1,174.94</i>
Square Footage .....	1,120± SF
Rooms .....	7
Bedrooms .....	3
Baths .....	2
Garage .....	None
Acreage .....	.026±
Assessment .....	\$88,800
Town of Williamstown, VT Taxes .....	\$2,236.16
<i>Total Tax Past Due .....</i>	<i>\$5,410.58</i>

**AUCTION TERMS:** \$10,000 deposit due at sale in cash, official bank treasurer's or cashier's check, or other certified funds. Balance due at closing, on or within 10 days after issuance of the Court's Confirmation Order. Buyer responsible for all delinquent real estate taxes, utilities and municipal charges.

**NOTE:** For all Foreclosures, the required deposit must be in the form of Cash or a Bank/ Cashier's check and must be made payable to "Hirchak Brothers, LLC". Banks will not accept checks that are made payable to the holder and signed over to Hirchak Brothers, LLC.



# Williamstown, VT - Property Database - Detail Result

Last Updated: October 08, 2021 | Official copies of data must be obtained at the Williamstown Town Office.

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Owner Information				Parcel Value Information				
Parcel	053-039183			Land Value	21,000	Homestead	86,600	
Owner	FARNHAM ALLEN M & GREGORY FARNHAM			Dwelling Value	50,600	Housesite	86,600	
	183 RAILROAD ST			Site Imprvmt	15,000			
	WILLIAMSTOWN, VT 05679			Outbuildings				
Location	183 RAILROAD ST			Total	86,600			
Sec/TWP/Range				Photo not available.				
Descr	LAND & MOBILE HOME							
Parcel Information				Sales Information				
NBHD	2	SPAN	756-240-12103					
Acres	0.3	Status	A - Active					
Book	177	Sale Date	2020-06-19					
Page	762	Sale Price	111,900					
<b>BUILDING</b>	Total Rooms	Year Built	Building SF	1120.00	Energy Adj	No Data	Roughins	1
	Bedrooms	Effect Age	Quality	3.00	Bsmt Wall	No Data	Plumb Fixt	8
	Full Baths	Condition	Style	1 Story	Bsmt SF		Fireplaces	
	Half Baths	Phys Depr	Design	MobileHome	Bsmt Fin		Porch	
	Kitchens	Funct Depr	Bldg Type	Mobile	Bsmt Fin SF		Gar/Shed	
		Econ Depr						
	Notes							
<b>LAND</b>	Land	1 Area	0.30	Grade	1.00	Frontage	Depth	
Sketch								
Sketch not available.								

PAYABLE TO:  
MAIL TO:

**Town of Williamstown**  
ATTN: Town Treasurer  
P O Box 646  
Williamstown, VT 05679  
802 433-5455

This is the only bill you will receive. Please forward to the appropriate person(s)

**TAX BILL**

PARCEL ID	BILL DATE	TAX YEAR
053-039.183	10/31/2025	2025-2026

Taxes are due and payable in the Treasurers office by 4:30 pm on November 17, 2025. Late payments are subject to 8% penalty and 1% per month Interest. POSTMARKS ARE NO LONGER ACCEPTED.

Description: LAND & MH  
Location: 183 RAILROAD ST

SPAN # 756-240-12103 SCL CODE: 240  
TOTAL PARCEL ACRES 0.30

OWNER **FARNHAM ALLEN M & GREGORY FARNHAM**  
183 RAILROAD ST  
WILLIAMSTOWN VT 05679

FOR INCOME TAX PURPOSES

ASSESSED VALUE		NONHOMESTEAD
REAL	88,800	88,800
<b>TOTAL TAXABLE VALUE</b>	<b>88,800</b>	<b>88,800</b>
<b>GRAND LIST VALUES</b>	<b>888.00</b>	<b>888.00</b>

MUNICIPAL TAXES				EDUCATION TAXES			
TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES	TAX RATE NAME	TAX RATE	x GRAND LIST =	TAXES
GENERAL FUND	0.2284	x888.00=	202.82				
HIGHWAY	0.3581	x888.00=	317.99				
FIRE DEPARTMENT	0.0934	x888.00=	82.94				
AMBULANCE	0.0675	x888.00=	59.94	NON HOMESTEAD EDUCATION	1.7001	x888.00=	1,509.69
CEMETERY	0.0134	x888.00=	11.90				
LIBRARY	0.0338	x888.00=	30.01				
SPECIAL ARTICLES	0.0148	x888.00=	13.14				
LOCAL AGREEMENT	0.0087	x888.00=	7.73				
				1.7030 (state rate) / 100.17% (CLA ÷ SA) = 1.7001			
				<b>Payments</b>			
				1 11/17/2025			
				2,236.16			
					<b>TOTAL EDUCATION TAX</b>		1,509.69
					<b>EDUCATION STATE PAYMENT</b>		0.00
					<b>EDUCATION NET TAX DUE</b>		1,509.69
					<b>TAX SUMMARY</b>		
					<b>Municipal + Education</b>		
					<b>TOTAL TAX</b>		2,236.16
					<b>TOTAL STATE PAYMENT</b>		0.00
					<b>TOTAL NET TAX DUE</b>		2,236.16

Revised Bill

DETACH THE STUB BELOW AND RETURN WITH YOUR PAYMENT

5,410.58

Town of Williamstown

PAYMENT DUE	TAX YEAR
11/17/2025	2025-2026
<b>OWNER NAME</b>	
FARNHAM ALLEN M & GREGORY FARNHAM	
<b>PARCEL ID</b>	
053-039-183	
<b>AMOUNT DUE</b>	2236.16
<b>AMOUNT PAID</b>	

Please send or bring this portion with payment. If you wish to receive a receipt by mail please enclose a stamped self-addressed envelope

W+S \$1,174.94 Revised Bill